

# FOR LEASE

223 W. Ironwood Drive  
Coeur d'Alene, ID 83814

**±3,641 SF**



**Pat Eberlin**

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**Colin Conway**

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# SPACE AVAILABLE

±3,641 SF

## LEASE PRICE

\$25.00/SF/YR/NNN

## NEARBY TENANTS

- Shopko
- Sharis
- La Quinta Inn
- Mountain West Bank
- Starbucks
- Albertsons
- Rite Aid
- Staples
- Kootenai Health & Ironwood Medical Corridor

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- Est. NNN's: \$5.00
- Land Size: 29,316 SF
- Year Built: 2006
- Parcel #: 82570010010



## PROPERTY HIGHLIGHTS

- Located at the NEC of signalized intersection (Hwy 95 & Ironwood Drive)
- Free Standing Retail Building
- Across the street from Kootenai County Medical Center, the region's largest employer with over 2,600 employees
- High traffic area, with easy access to I-90 and US Hwy 95
- Quality Signage
- Abundant Parking
- Former Bank Branch

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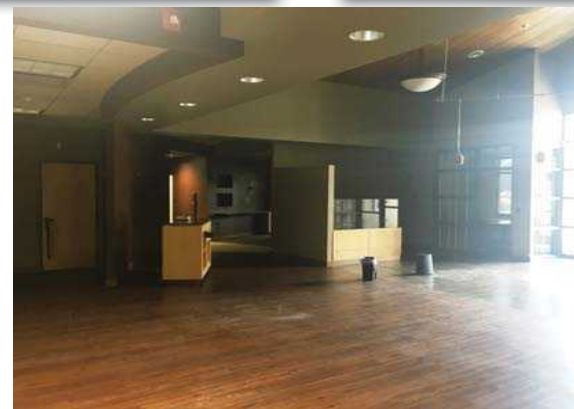
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## TRAFFIC COUNTS

I-90: ±32,295 ADT

Ironwood Drive East of Lincoln Way: ±14,738 ADT

Ironwood Drive West of Lincoln Way: ±13,430 ADT

\*Traffic Counts per Google Earth 2012



## DEMOGRAPHICS

	1 Mi	3 Mi	5 Mi	10 Mi
Estimated Population (2015)	9,419	45,153	71,892	124,156
Projected Population (2020)	10,047	48,105	76,702	132,675
Projected Annual Growth (15-20)	1.3%	1.3%	1.3%	1.4%
Estimated Average HHI (2015)	\$39,174	\$55,494	\$59,814	\$61,687
Estimated Median HHI (2015)	\$32,511	\$44,601	\$48,630	\$50,472
Estimated Daytime Population	19,997	51,227	70,105	100,639

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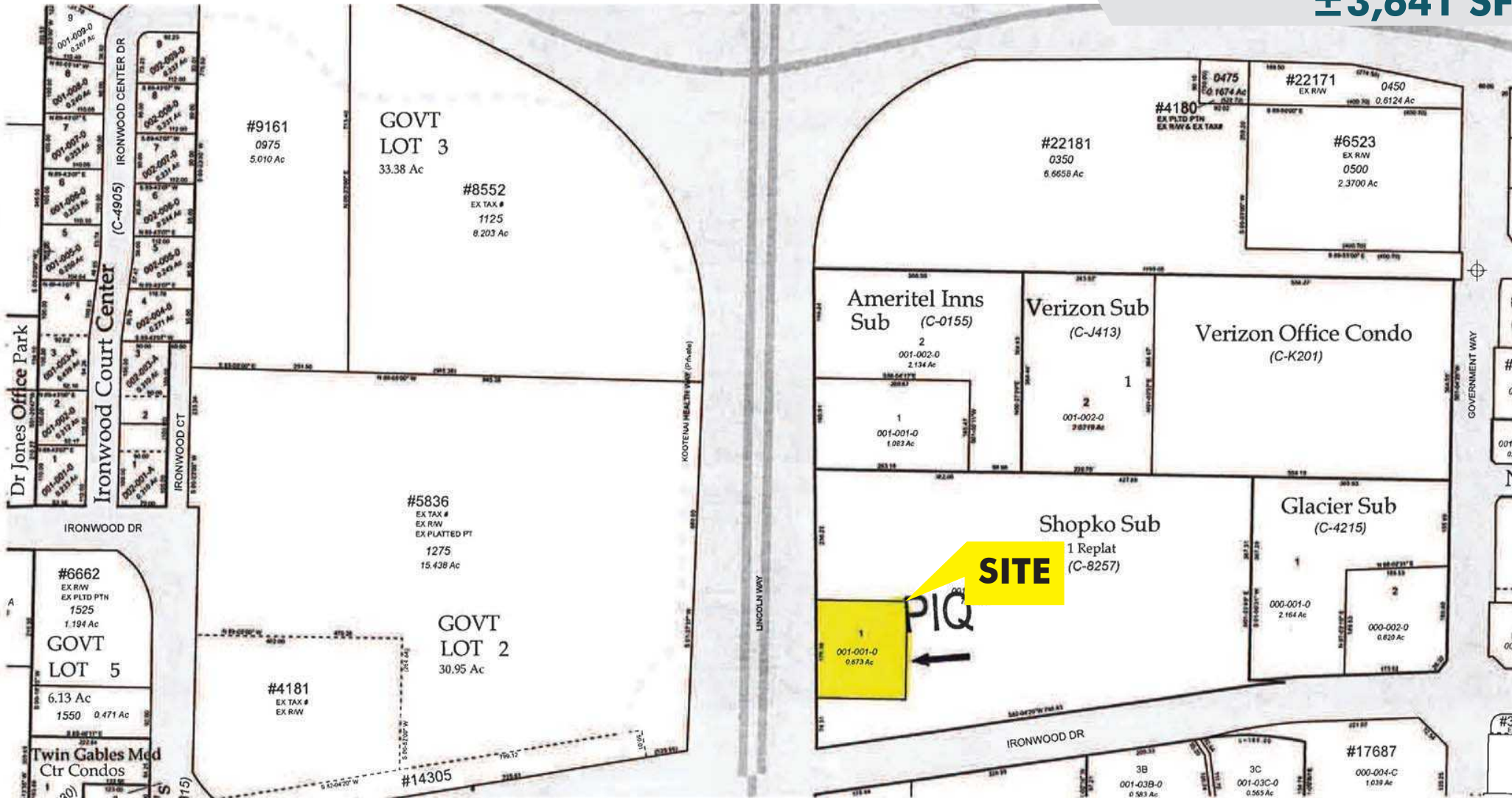
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← — To Spokane



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